

Agenda Item: State Street Plaza Neighborhood Plan

Report Date: October 13, 2010

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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the State Street Plaza Neighborhood Plan.

Project Summary:

State Street Plaza consists of approximately 8.18 acres owned by DRA Properties and Valley Bank. The site is located at the northeast corner of the intersection of SW State Street and SW Oralabor Road, across from the property owned by HyVee. Lots 1-3 are identified as part of the Mixed Use Urban Corridor Precinct. The narrative states that the anticipated development for this area would be professional office and retail use. Lot 1 is owned by Valley Bank. Iowa Health Clinic has received Prairie Trail Architectural Review Board approval of a potential building on Lot 3. Outlot "X" contains the northern portion of a frontage road at the full access connection to SW State Street and will be owned and maintained by a business owner's association. Lot P will be deeded to the City as a linear park. It contains a portion of the newly-improved Saylor Creek Tributary as well as wetlands.

Project Report:

Existing SW State Street and SW Oralabor Road form the western and southern borders, respectively, of this neighborhood. A full access point is located on SW State Street at the north end of the development. A frontage road and common drive will provide access to all three lots. A right-in only access point on SW State Street will be located at the shared lot line of Lots 1 and 3. The development will not have direct access to SW Oralabor Road.

An 8" water main will be extended east from the existing 16" main along the west side of SW State Street. The 8" water line will provide service for all three lots.

An existing 18" sanitary trunk sewer exists through the site. A portion of this main will be relocated to facilitate the development of Lot 3. An 8" sewer main will be extended east from the trunk line to provide service to the three lots.

Storm water in this development will generally flow east to the Saylor Creek Tributary located within Lot P. Individual lot owners/developers will be responsible for storm water quality and detention quantity requirements for their development.